

## Planning Commission Actions

Regular Meeting  
August 3, 2020 - 4:30 pm  
Online meeting

**Members Present:** Alissa Luepke-Pier (Vice-President), Raya Esmaeili, Aneesha Marwah, Chris Meyer, Alyssa Olson, Jeremy Schroeder, and Amy Sweasy (Quorum: 5)

**Members Absent:** Sam Rockwell (President), Kimberly Caprini, and Adam Duininck

**Staff :** Lisa Baldwin

### Call To Order

1. Roll Call.

#### Quorum Present

2. Adoption of the agenda.

#### Action Taken: Adopted

3. Acceptance of minutes

[Jul 20, 2020 Planning Commission](#)

#### Action Taken: Accepted

### Public Hearing

4. **4105 E 54th St, Ward 12**  
City Staff: [Leah Dawkins](#), PLAN11150

The City Planning Commission adopted staff findings for the application by Linda Litau.

#### A. Minor subdivision.

Action: **Approved** the application for a minor subdivision to divide one lot into two lots.

#### Approved on consent.

[4105 54th St E](#)

5. **Public Works vacation, Ward 5**  
City Staff: [Shanna Sether](#), Vac-1729

#### A. Vacation.

Action: **Returned** the vacation of a portion of the retaining wall and associated maintenance easements that run along the northeast line of 7th St N, in Tract B of Registered Land Survey No. 1828.

[Vac1729](#)

6. **Commemorative street name addition, Ward 8**

**City Staff:** [Matt Hanan](#)

The City Planning Commission adopted staff findings for the application by Robin Hutcheson, Public Works Director.

**A. Street renaming.**

Action: The City Planning Commission recommended that the City Council **approve** the petition to add the commemorative name of George Perry Floyd Jr

Place to Chicago Ave between 37th St E and 39th St E.

**Aye:** Esmaeili, Marwah, Meyer, Olson, and Schroeder

**Absent:** Caprini, Duininck, and Rockwell

**Abstain:** Sweasy

[Street Renaming George Floyd](#)

7. **1104 25th Ave SE, Ward 1**

**City Staff:** [Shanna Sether](#), PLAN11142

The City Planning Commission adopted staff findings for the application by DJR Architecture, Inc.

**A. Rezoning.**

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone 1104 25th Ave SE from R1A Multiple-Family District to R4 Multiple-Family District.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Rockwell

**B. Variance.**

Action: **Approved** the variance to reduce the minimum off-street parking requirement from nine spaces to three spaces.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Rockwell

**C. Site plan review.**

Action: **Approved** the site plan review for a new three-story, four-unit multiple-family dwelling, subject to the following conditions:

1. All site improvements shall be completed by August 3, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.

2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall provide a lighting plan showing compliance with section 535.590 of the zoning code.
4. The applicant shall work with staff to explore methods to preserve the existing mature Ginkgo tree and to create barricades to protect the orchard.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Rockwell

[1104 25th Ave SE](#)

8. **1108 25th Ave SE, Ward 1**

**City Staff:** [Shanna Sether](#), PLAN11143

The City Planning Commission adopted staff findings for the application by DJR Architecture, Inc.

**A. Rezoning.**

Action: The City Planning Commission recommended that the City Council **approve** the petition to rezone 1108 25th Ave SE from R1A Multiple-Family District to R4 Multiple-Family District.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Rockwell

**B. Variance.**

Action: **Approved** the variance to reduce the minimum off-street vehicle parking requirement from nine spaces to three spaces.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Rockwell

**C. Variance.**

Action: **Approved** the variance to reduce the minimum off-street bicycle parking requirement from 20 spaces to eight spaces, subject to the following condition:

1. The applicant shall provide a minimum of 12 bicycle spaces in the shared bicycle shed.

**Aye:** Esmaeili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Rockwell

**D. Site plan review.**

Action: **Approved** the site plan review for a new three-story, four-unit multiple-family dwelling, subject to the following conditions:

1. All site improvements shall be completed by August 3, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. The applicant shall provide a lighting plan showing compliance with section 535.590 of the zoning code.

**Aye:** Esmaili, Marwah, Meyer, Olson, Schroeder, and Sweasy

**Absent:** Caprini, Duininck, and Rockwell

[1108 25th Ave SE](#)

9. **West Broadway Curve – Townhomes, 1706-1804 West Broadway, Ward 5**  
**City Staff:** [Aaron Hanauer](#), PLAN11180

The City Planning Commission adopted staff findings for the application by Sherman Associates.

**A. Conditional use permit.**

Action: **Approved** the variance to allow a cluster development with four buildings and 20 dwelling units in the R5 District, subject to the following conditions:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.
2. Signage shall be reduced to two, 12 square foot projecting signs that are no more than 20 feet in height.

**Approved on consent.**

**B. Conditional use permit.**

Action: **Returned** the conditional use permit to allow for an increase in height for a cluster development from 2.5 stories/35 feet to three stories/30 feet.

**Approved on consent.**

**C. Variance.**

Action: **Approved** the variance to reduce the front yard setback along West Broadway for the new development from 15 feet to 8 feet.

**Approved on consent.**

**D. Variance.**

Action: **Approved** the variance to reduce the rear yard setback from 7 feet to 3 feet.

**Approved on consent.**

**E. Variance.**

Action: **Returned** the variance application to reduce the eastern interior side yard setback.

**Approved on consent.**

**F. Variance.**

Action: **Returned** the variance of the sign standards.

**Approved on consent.**

**G. Site plan review.**

Action: **Approved** the site plan review for a new, four building cluster development with 20 dwelling units, subject to the following conditions:

1. All site improvements shall be completed by August 3, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. To continue to comply with Section 530.120 – Building design, similar awnings shall be installed on the access points on West Broadway as shown on the current plans.
3. The concrete masonry units (CMU) proposed at the base of the building shall not be plain face concrete block.
4. Signage shall be reduced to two, 12 square foot projecting signs that are no more than 20 feet in height.
5. Proposed lighting must comply with Chapter 535 and Chapter 541 of the zoning code.
6. The final landscape plan shall be equal to or greater than the submittal to the city planning commission.
7. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
8. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.

**Approved on consent.**

**H. Preliminary plat.**

Action: **Approved** the preliminary plat application to allow for the four building cluster development.

**Approved on consent.**

[1706 West Broadway](#)

10. **West Broadway Curve - Apartment, 1808-1920 West Broadway and 2009 Illion Ave, Ward 5**  
**City Staff:** [Aaron Hanauer](#), PLAN11100

The City Planning Commission adopted staff findings for the application by Sherman Associates.

**A. Variance.**

Action: **Approved** the variance to reduce the front yard setback along West Broadway from 15 feet to 0 feet for a patio area, raised planters with seating and transit shelter, subject to the following condition:

1. The ground level patio area on private property shall be constructed of decorative concrete, pavers or stone along West Broadway to comply with the standards for ground level patio areas in Table 535-1 Permitted Obstructions in Required Yards.

**Approved on consent.**

**B. Variance.**

Action: **Approved** the variance to reduce the corner side yard setback along West Broadway from 8 feet to 0 feet for a ground level patio area and raised planters with seating, subject to the following condition:

1. The ground level patio area on private property along Ilion Ave N shall be constructed of decorative concrete, pavers or stone to comply with the standards for ground level patio areas in Table 535-1 Permitted Obstructions in Required Yards.

**Approved on consent.**

**C. Variance.**

Action: **Approved** the variance to reduce the rear yard setback from 5 feet to 3 feet for a ground level playground and patio area.

**Approved on consent.**

**D. Variance.**

Action: **Returned** the variance of the northwestern interior side yard setback.

**Approved on consent.**

**E. Variance.**

Action: **Approved** the variance to reduce the width of a one-way drive aisle from 12 feet to 0 feet, subject to the following condition:

1. A maximum of four surface parking spaces be allowed as part of the development and to maneuver in the alley.

**Approved on consent.**

**F. Variance.**

Action: **Returned** the variance to allow surface parking space within six feet of a residential dwelling unit.

**Approved on consent.**

**G. Variance.**

Action: **Returned** the variance of the sign standards.

**Approved on consent.**

**H. Site plan review.**

Action: **Approved** the site plan review for a new, four-story, 72-unit apartment building, subject to the following conditions:

1. All site improvements shall be completed by August 3, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. The transformer and other mechanical equipment shall be screened in compliance with Section 535.70 – Screening of mechanical equipment.
3. The final landscape plan shall be equal to or greater than the submittal to the city planning commission.
1. A maximum of two nonilluminated wall identification signs not exceeding thirty-two (32) sq. ft. in area are allowed; projecting signs are not allowed. Separate sign permit applications for any signage is required.
2. A maximum of four surface parking spaces be allowed as part of the development and to maneuver in the alley.
3. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
4. The applicant shall submit the tax parcel division, combination, or lot line adjustment request form to CPED and submit proof of the filing with Hennepin County.
5. All final site plan approvals subject to conditions of inclusionary housing shall be filed with the Office of the Hennepin County Recorder or Registrar of Titles and evidence of proper filing shall be submitted to the zoning administrator prior to the issuance of any building permits.

**Approved on consent.**

[1808 West Broadway](#)

**11. Every Third Saturday, 5400 43rd Ave S, Ward 5**

**City Staff:** [Shanna Sether](#), PLAN11078

The City Planning Commission adopted staff findings for the application by DJR Architecture, Inc.

**A. Conditional use permit.**

Action: **Approved** the conditional use permit to allow for a community center, subject to the following condition:

1. The conditional use permit shall be recorded with Hennepin County as required by Minn. Stat. 462.3595, subd. 4 before building permits may be issued or before the use or activity requiring a conditional use permit may commence. Unless extended by the zoning administrator, the conditional use permit shall expire if it is not recorded within two years of approval.

**Approved on consent.**

**B. Variance.**

Action: **Approved** the variance to reduce the minimum off-street parking requirement from ten spaces to three spaces, subject to the following condition:

1. The applicant shall provide a minimum of ten bicycle parking spaces for the proposed uses.

**Approved on consent.**

**C. Site plan review.**

Action: **Approved** the site plan review for a new two-story, mixed-use building, subject to the following conditions:

1. All site improvements shall be completed by August 3, 2022, unless extended by the Zoning Administrator, or the permit may be revoked for non-compliance.
2. CPED staff shall review and approve the final site, elevation, landscaping, and lighting plans before building permits may be issued.
3. All signs shall comply with Chapter 543 of the zoning code. All signage requires a separate permit from CPED.
4. All mechanical equipment shall be screened per section 535.70 of the zoning code.
5. The applicant shall provide a lighting plan showing compliance with section 535.90 of the zoning code.



6. The applicant shall provide a minimum of 18 bicycle parking spaces.

**Approved on consent.**

[Every Third Saturday](#)

**12. 927 W Broadway Ave and 1838 Dupont Ave N, Ward 5**

**City Staff:** [Hilary Dvorak](#), PLAN11274

**A. Rezoning.**

Action: **Continued** the petition to rezone the property located at 927 W Broadway Ave from the C1 Neighborhood Commercial District to the C3A Community Activity Center District, for one cycle, to the August 17, 2020, City Planning Commission meeting.

**B. Conditional use permit.**

Action: **Continued** the conditional use permit to increase the height of the building from 2.5 stories or 35 feet to 4 stories or 46 feet for one cycle, to the August 17, 2020, City Planning Commission meeting.

**C. Variance.**

Action: **Continued** the variance to increase the maximum Floor Area Ratio (FAR) of the building from the maximum 2.7 to 3.01 for one cycle, to the August 17, 2020, City Planning Commission meeting.

**D. Variance.**

Action: **Continued** the variance to reduce the minimum off-street parking requirement from 62 to 15 for one cycle, to the August 17, 2020, City Planning Commission meeting.

**E. Site plan review.**

Action: **Continued** the site plan review for an approximate 6,900 square foot addition to the existing building for one cycle, to the August 17, 2020, City Planning Commission meeting.

[927 W Broadway Ave](#)

**Adjournment**

The meeting adjourned at 5:35 p.m.

**Notice:**

Due to the declared local public health emergency, Minneapolis has transitioned to an electronic format for its public meetings and hearings, authorized under Minn. Stat. Section 13D.021, to minimize the risk of exposure to or potential spread of COVID-19. The public may view the public hearing using the

following options: Watch on Comcast Channel 14 or 799, CenturyLink Channel 8001 or 8501, or live on [www.minneapolismn.gov/tv/citycounciltv](http://www.minneapolismn.gov/tv/citycounciltv). The public may submit comments or participate by phone in the meeting by using the following website: [www.minneapolismn.gov/meetings/index.htm](http://www.minneapolismn.gov/meetings/index.htm).

**Next Planning Commission meeting:** Aug 17, 2020

For reasonable accommodations or alternative formats please contact the Community Planning & Economic Development at 612-673-3710 or e-mail [lisa.baldwin@minneapolismn.gov](mailto:lisa.baldwin@minneapolismn.gov). People who are deaf or hard of hearing can use a relay service to call 311 at 612-673-3000. TTY users call 612-263-6850. Para asistencia 612-673-2700 - Rau kev pab 612-673-2800 - Hadii aad Caawimaad u baahantahay 612-673-3500.